003.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,053,600 / 1,053,600
					USE VALUE:	1,053,600 / 1,053,600
					ASSESSED:	1,053,600 / 1,053,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	17-19 MELROSE STREET LLC
Owner 2:	
Owner 3:	
Street 1:	9 SOUTH RINDGE AVENUE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	XIONG DAXI -
Owner 2:	CUI LIJUN -
Street 1:	17 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2798 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	604,500	5,100	444,000	1,053,600
Total Card	0.103	604,500	5,100	444,000	1,053,600
Total Parcel	0.103	604,500	5,100	444,000	1,053,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.59 | /Parcel: 376.59

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 2437

GIS Ref

GIS Ref

Insp Date 08/11/17

!242!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	604,500	5100	4,500.	444,000	1,053,600		Year end	12/23/2021
2021	104	FV	577,600	5100	4,500.	444,000	1,026,700		Year End Roll	12/10/2020
2020	104	FV	577,700	5100	4,500.	444,000	1,026,800	1,026,800	Year End Roll	12/18/2019
2019	104	FV	431,700	5100	4,500.	471,800	908,600	908,600	Year End Roll	1/3/2019
2018	104	FV	431,700	5100	4,500.	344,100	780,900	780,900	Year End Roll	12/20/2017
2017	104	FV	405,600	5100	4,500.	299,700	710,400	710,400	Year End Roll	1/3/2017
2016	104	FV	405,600	5100	4,500.	255,300	666,000	666,000	Year End	1/4/2016
2015	104	FV	362,700	5100	4,500.	249,800	617,600	617,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:13:57

LAST REV

Date	Time
10/27/17	07:42:54
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
XIONG DAXI,	1459-130		9/12/2014	Convenience	100	No	No		
LA POINTE SUNDA	1270-144		7/1/2003		564,500	No	No		
	876-162		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2006	495	Manual	2,000					change garage roof
6/21/2002	478	Wood Dec	7,000	C				2 NEW DECKS

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
3/14/2009	Meas/Inspect	372	PATRIOT
10/6/2003	MLS	HC	Helen Chinal
9/20/1999	Meas/Inspect	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06932902
Const Adj.:	0.98990101
Adj $ / SQ:	190.535
Other Features:	140500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742659
Depreciation:	138135
Depreciated Total:	604524

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

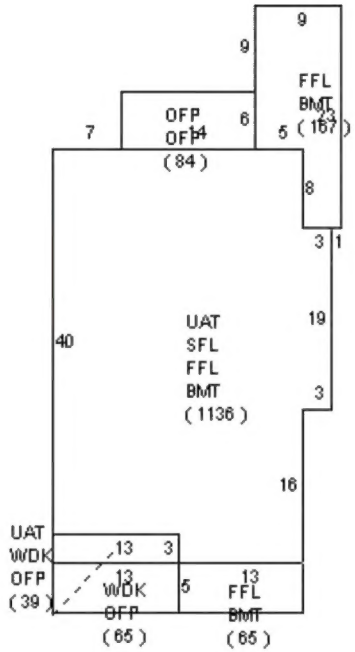
No Unit	RMS	BRS	FL
1	6	2	1
1	7	3	2+3
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.54
Special Features:	0	Val/Su Net:	133.09
Final Total:	604500	Val/Su SzAd	241.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,368	57.160	78,196
FFL	First Floor	1,368	190.540	260,652
SFL	Second Floor	1,136	190.540	216,448
UAT	Upper Attic	294	133.370	39,179
OFP	Open Porch	272	22.340	6,076
WDK	Deck	104	15.460	1,608

Net Sketched Area:	4,542			Total:	602,159
Size Ad	2504	Gross Area	5423	FinArea	2798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100